

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

198312

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee. (Government Code 6103)

RECEIVED FOR RECORD
DEC 23 1975

5 Min. Past 3 o'clock P.M.
At Request of
City Clerk
Book 1976 Page 198312
Recorded in Official Records
of Riverside County, California

W.W. Dwyer Recorder
FEES \$

FOR RECORDER'S OFFICE USE ONLY

Project: 2431 University Avenue
Building Permit

GRANT DEED

8818

RICHARD B. LYBARGER and RICHARD V. GILLESPIE, both single men, as joint

tenants,

Grantors,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
do hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation,
the real property in the City of Riverside, County of Riverside, State
of California, described as follows:

A portion of Lot 1 in Block 15 of H. P. KYE'S TRACT, Recorded
in Book 7 of Maps, at Page 27 thereof, Records of San
Bernardino County, California, more particularly described as
follows:

BEGINNING at the most southerly corner of said Lot;

THENCE North 0° 18' 24" East along the easterly line of said
Lot a distance of 40.76 feet to a cusp of a tangent curve
with a radius of 20.00 feet and concaving Northwesterly;

THENCE Southerly, Southwesterly, Westerly, and Northwesterly
along said curve an arc length of 39.33 feet thru a central
angle of 112° 39' 35" to the beginning of a compound curve
with the radius of 750.00 feet and concaving Northeasterly;

THENCE Northwesterly along said compound curve an arc length
of 64.60 feet thru a central angle of 4° 56' 06" to the easterly
line of that certain parcel of land conveyed to Walter A.
Garrett, et al., by Grant Deed recorded May 27, 1947, as
Instrument No. 3796 of Official Records of Riverside County;

THENCE South 1° 22' 30" West along said easterly line of said
parcel so conveyed to Walter A. Garrett, et al., 1.02 feet to
the southwesterly line of said Lot;

Thence South 60° 13' 37" East along said southwesterly line
99.00 feet to the point of beginning.

Area - 642.4 square feet.

APPROVED AS TO FORM

Paul Dwyer
ASS. CLERK

DESCRIPTION APPROVAL
[Signature]
2/76

STATE OF CALIFORNIA } ss.
COUNTY OF Riverside

ON November 3rd, 1976
before me, the undersigned, a Notary Public in and for said State, personally appeared
Richard B. Lybarger and
Richard V. Gillespie

to be the person whose name is are subscribed to the within instrument,
and acknowledged to me that they execute the same.

WITNESS my hand and official seal.

Mabel B. Reveley
Mabel B. Reveley
Notary Public in and for said State.

198312

ACKNOWLEDGMENT - General - Notary Form 733 - Rev. 3-64

15 Dated 11/03/76

Richard B. Lybarger
RICHARD B. LYBARGER
Richard V. Gillespie
RICHARD V. GILLESPIE



CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 12-23-76

M. Rice
Property Services Manager

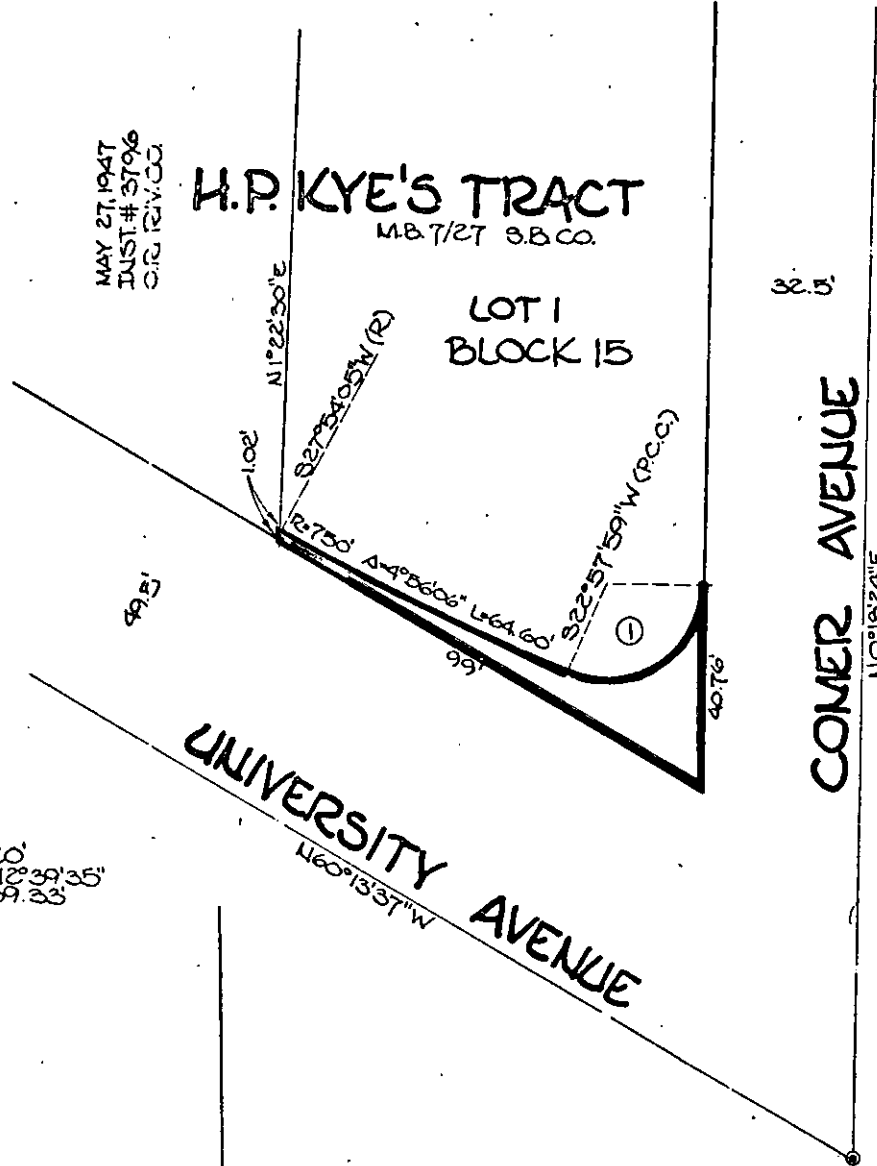
198312

MAY 27, 1947
INST. # 3706
C.R. 12/1/00

H.P. KYE'S TRACT

M.B. 7/27 S.B. CO.

LOT 1
BLOCK 15



① $R=20'$
 $\Delta=112^{\circ}39'35''$
 $L=39.33'$

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

3/11

SCALE: 1" = 30'

DRAWN BY J.V. DATE 11/1/76

SUBJECT BLDG. PERMIT: 2431 UNIVERSITY

8818